

2609 & 2617 S. ANN ARBOR AVENUE  
OKLAHOMA CITY, OK 73128

Industrial Space For Lease

Lease Price: \$12.00/SF/NNN

Estimated NNN Charges: \$2.40/SF/YR

6,750 SF-13,500 SF

**NAIRED**

COMMERCIAL  
REAL ESTATE

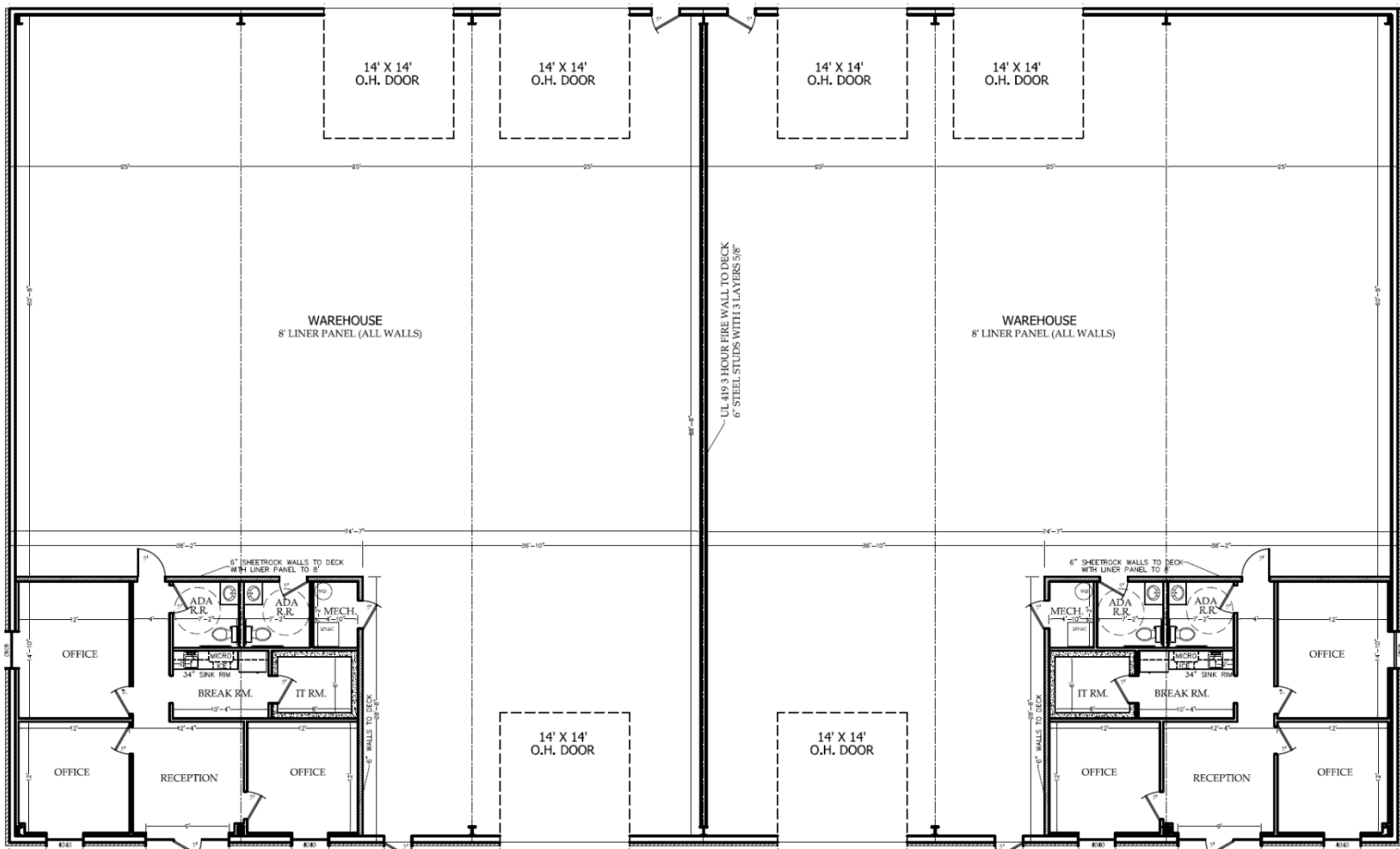


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## PROPERTY HIGHLIGHTS

- Brand New Construction - Expected Completion Q4 2025
- (2) 6,750 SF Suites (That Can Be Combined)
- Office Layout for Each Suite: (3) Private Offices, Break Room, and ADA Restroom
- Warehouse Layout for Each Suite: 5,656 SF of Warehouse with (3) 14'x14' Grade Level Doors and ADA Restroom
- Tornado Shelter in Each Suite
- Concrete & Fenced Outdoor Storage Yard
- +/- 20' Clear Height
- 200 Amp 120/208 Volt 3 Phase Service for Each Space

## LOCATION HIGHLIGHTS

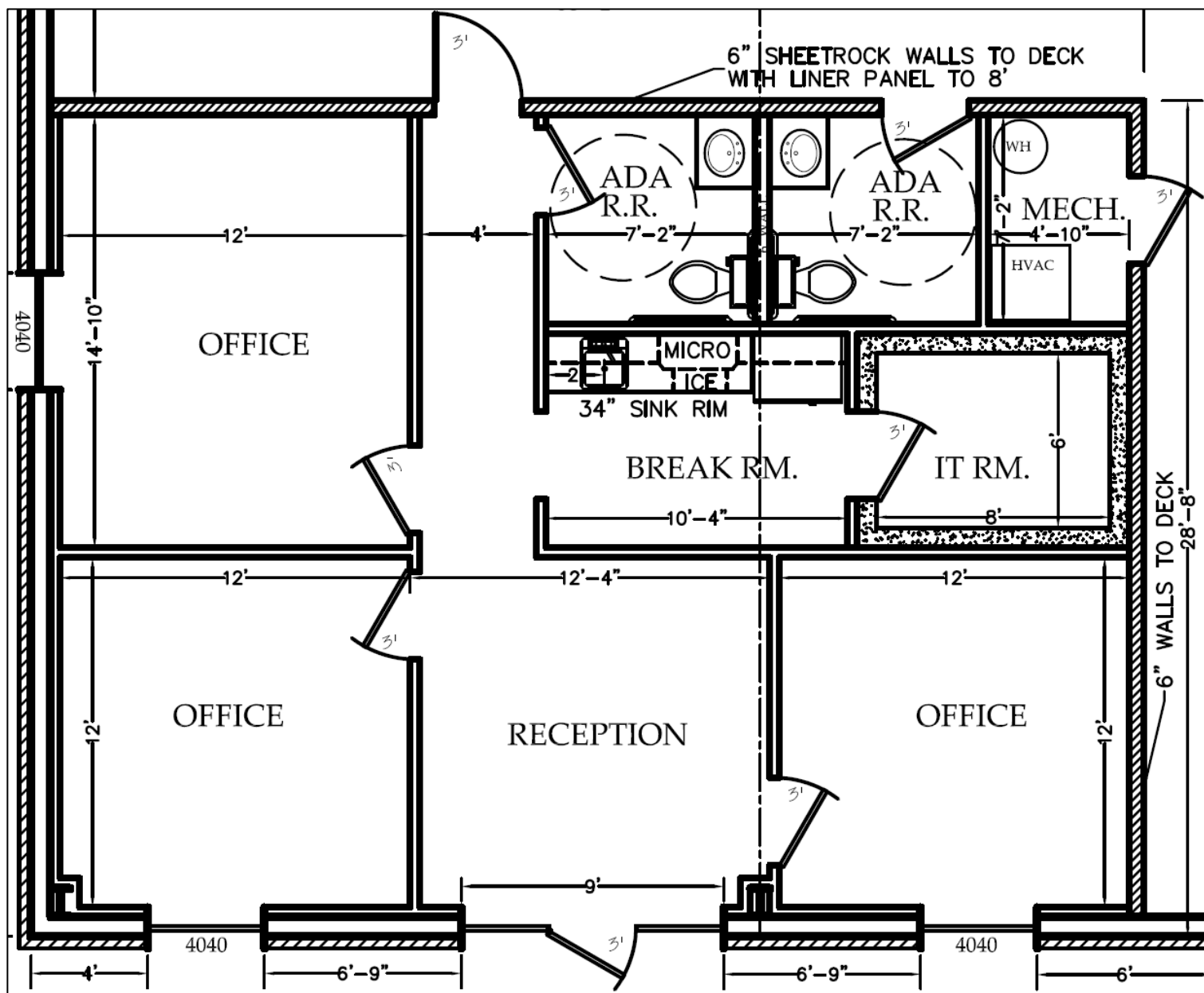
- Clean & Desirable Industrial Park
- Very Quick Access to Major Interstates & Airport

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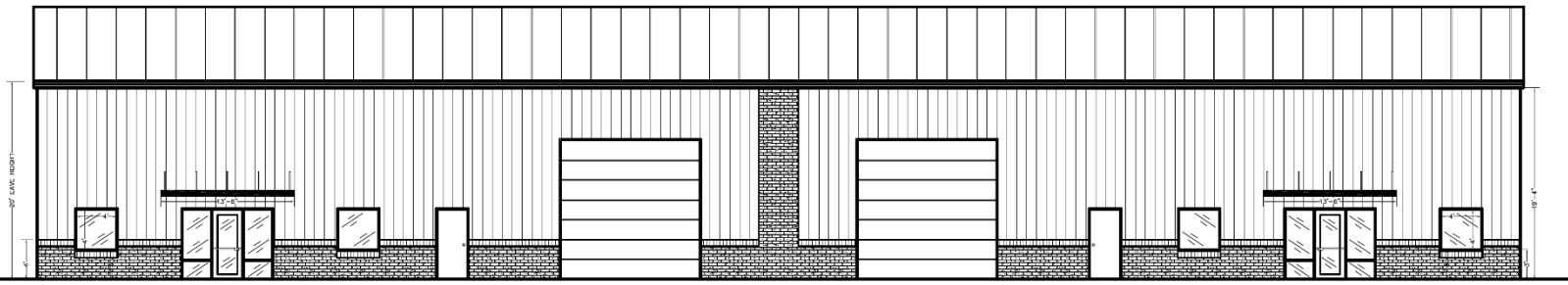
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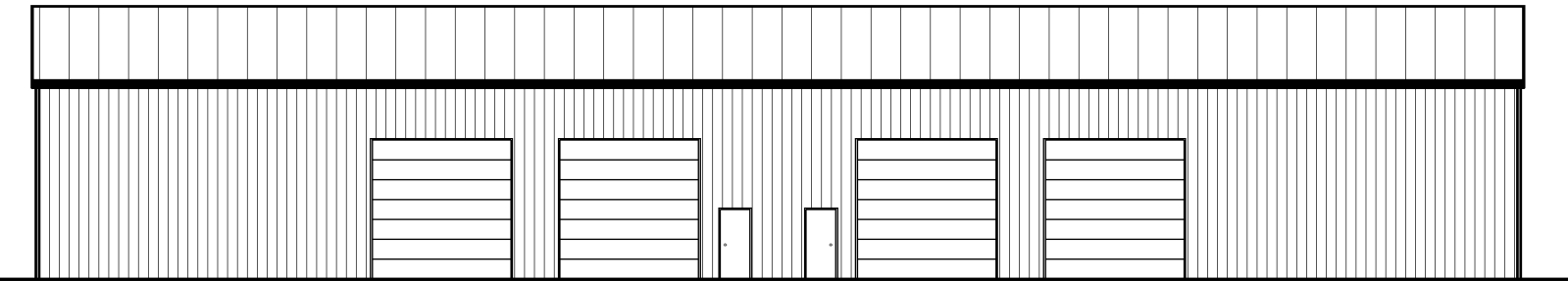
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EAST ELEVATION



WEST ELEVATION



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## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| POPULATION               | 2,433    | 28,949   | 177,761  |
| AVERAGE HOUSEHOLD INCOME | \$84,629 | \$48,425 | \$60,892 |
| TOTAL HOUSEHOLDS         | 1,002    | 10,601   | 64,615   |

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